

Single Family Residence **RESIDENTIAL**

2275 LAZY RIVER DR

RALEIGH, NC 27610

\$404,739 TopHap Estimate · \$216 / ft² · confidence 92 · as of Jul 14, 2026



2.5

BATHS

1,871 ft²

LIVING AREA

0.22 ac

LOT SIZE

2019

YEAR BUILT

1

STORIES

VALUATION

\$405K

\$372K low

\$437K high

Last Sale

\$410,000 · Mar 20, 2023

Est. Owner Equity

\$44,739

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$3,703 (2025)
Assessed Value	\$422,310
Assessor Market Value	\$422,310

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	WAKE
Lot (acres)	0.22
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 120 ft²

Porch · 102 ft²

CLIMATE RISK

49
FLOOD

10
WILDFIRE

45
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 13, 2023	Resale	Warranty Deed	\$410,000	\$219	\$360K
Apr 22, 2019	Resale	Warranty Deed	\$263,500	\$141	\$256K
Nov 16, 2018	Financing	Trustees Deed			\$48K
Jul 25, 2018	Resale	Warranty Deed	\$90,000	\$48	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Beaverdam Elementary School	Elementary	PK–5	1.6 mi
Knightdale High School	High	9–12	4.0 mi
River Bend Middle School	Middle	6–8	4.1 mi

District: Wake County Schools

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 27610

107 CRIME INDEX	77 AIR POLLUTION	79,664 POPULATION	\$70K MEDIAN IN-COME	60°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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